

MULTI-TENANT PLAZA FOR SALE WITH SPACE FOR LEASE



COMMERCIAL REAL ESTATE SOLUTIONS 1173 Fortune Blvd., Shiloh, IL 62269 618.277.4400 BARBERMURPHY.COM John L. Eichenlaub Managing Broker Cell: (618) 570-8344 johne@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

548 E Washington St, Millstadt, IL 62260



LOCATION OVERVIEW

Located at the northern entrance to Millstadt. This is a high traffic, high visibility location. Surrounded by other retailers.

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OFFICE/RETAIL PROPERTY SUMMARY

548 EAST WASHINGTON STREET

LISTING #	1944	New Sector		
LOCATION DETAILS:				
Parcel #:	12-10.0-304-042			
County:	IL - St. Clair			
Zoning:	B-2		aste Washington St 158	
PROPERTY OVERVIEW:				
Building SF:	9,240	East/Madison St		
Vacant SF:	5,400			
Min Divisible SF:	1,100			
Max Contig SF:	3,200			
Office SF:	5,400	SALE/LEASE INFORMATION:		
Retail SF:	5,400	Sale Price:	\$1,263,000	
Lot Size:	0.83 Acres			
Frontage:	170	Lease Rate:	\$13.50/SF - \$16.94/SF \$1,500/MO - \$3,600/MO	
Depth:	Varies	Lease Type:	Gross	
Parking Spaces:	37	Lease Type.	01035	
Parking Surface Type:	Asphalt	FINANCIAL INFORMAT	ION:	
STRUCTURAL DATA:		Taxes:	\$8,538.00	
Year Built:	2005		+-,	
Yr Renovated:	-	DEMOGRAPHICS:		
Building Class:	-			
Ceilings:	10.0000	Traffic Count:	8,300	
Construction Type:	-			
TAX INCENTIVE ZONES	S:	Property Description		
TIF District:	No	Established Retail Center for sale or lease. Located at the Northern entrance to the town. 8,300 CPD pass this location. Millstadt Plaza: 1,100 SF-3,200 SF Contiguous Retail/Office Space available. Current tenants include , NT Nails and Sunrise Restaurant. Sale price is		
Enterprise Zone:	No			
Opportunity Zone:	No	approximately \$137 PSF		

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